

Lot 1
Charles (CAL) Marino Estates
Second Partition
192/417

"NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only".

PROJECT LOCATION

[illegible]

MARINO ROAD
64' Right-Of-Way (Typical)
Asphalt Pavement
267.83' (Actual)

PROPOSED BUILDING
Store
One Story
9,600 Sq. Ft.
(CONVENIENCE STORE)

Lot 8R
Block One
3.98 Acres

PROPOSED GAS PUMPS
(14' MINIMUM CLEARANCE
FOR CANOPY)

208.56' (Actual)

TO DRAIN FIELD

Lot 9R
Block One
1.84 Acres

→ PROPOSED AEROBIC SANITARY
SEWER DRAIN FIELD

LAY OF HOSES

PROPOSED GAS PUMPS
(14' MINIMUM CLEARANCE
FOR CANOPY)

PROPOSED FIRE HYDRANT

PROPOSED GROUND WATER LINE

✓ PROPOSED 12" ϕ WATER LINE
240.12' (Actual)

PROPOSED 8" ϕ SANITARY
SEWER LINE

STATE HIGHWAY NO. 21

100' Right-Of-Way
Asphalt Pavement

NOTES (CONTINUED):

14. DEVELOPMENT OF SUBJECT PROPERTY MAY NOT MOVE
FORWARD UNTIL ADEQUATE WATER & SEWER UTILITIES
ARE IN PLACE.

15. THE AREA AROUND FREE STANDING SIGN SHALL BE LANDSCAPED AS PER REQUIREMENTS IN SECTION 62-429.

16. PROPOSED LANDSCAPING INSTALLED IN AREAS REQUIRING SCREENING, WILL PROVIDE DENSE SHRUBBERY HAVING YEAR-ROUND FOLIAGE AT LEAST THREE FEET IN HEIGHT.

17. DRIVE THROUGH WINDOW MUST BE SCREENED FROM MARINO ROAD.

18. TREES ALONG HIGHWAY 21 MAY NOT BE PLANTED WITHIN 10

18. TREES ALONG HIGHWAY 21 SHALL BE MAINTAINED TO THE FEET OF PROPOSED SEWER LINE.

19. PROPOSED LANDSCAPING AT THE INTERSECTION OF MARINO ROAD AND HIGHWAY 21 SHALL NOT INTERFERE WITH SITE DISTANCES OR IN ANY WAY CREATE A SAFETY HAZARD.

20. A HOSE BIB FOR IRRIGATION SHALL BE PROVIDED WITHIN 150 FEET OF ANY AND ALL PLANTINGS.

Owner/Developer:

Owner: Sam Trihn
Texas LS Investments, LLC
Address: 4405 Regal Oaks Drive,
College Station, Texas
Phone: (979) 575-4545

PROPOSED SITE PLAN

BEING A 4.02 ACRE PORTION OF A 6.13 ACRE TRACT
 LOTS 8, 9, 10 AND 11
 CHARLES (CAL) MARINO LAND PARTITION
 STEPHEN F. AUSTIN LEAGUE NO. 10
 BRYAN, BRAZOS COUNTY, TEXAS

SP

SP/3-48